



CANNON BUILDING
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STATE OF DELAWARE
COUNCIL ON REAL ESTATE APPRAISERS

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PUBLIC MEETING MINUTES:	COUNCIL ON REAL ESTATE APPRAISERS
MEETING DATE AND TIME:	Tuesday, July 21, 2015 at 9:30 a.m.
PLACE:	861 Silver Lake Boulevard, Dover, Delaware Conference Room A , 2nd floor of the Cannon Building
MINUTES APPROVED:	September 15, 2015

Members Present

Lynn Baker, Professional Member, Chair
Douglas Nickel, Professional Member, Vice Chair
Ronald Mandato, Professional Member
Georgianna Trietley, Professional Member
Patricia Ennis, Public Member
Denise Stokes, Public Member

Division Staff/Deputy Attorney General

Kevin Maloney, Deputy Attorney General
Amanda McAtee, Administrative Specialist II

Members Absent

Frank Long, Public Member
Kevin Gillis, Banking Member

Public Present

Doug Sensabaugh
Osborne P. Beall Jr.
Leslie Vasquez
Shirley Thoms
Sheila Ross

Call to Order

Mr. Baker called the meeting to order at 9:30 a.m.

Review and Approval of Minutes

June 16, 2015

The Council reviewed the minutes from the June 16, 2015. Ms. Trietley made a motion, seconded by Mr. Nickel, to approve the minutes as submitted. By unanimous vote, the motion carried.

Status of Complaints:

19-01-15 – Dismissed by the Division of Professional Regulation

Mr. Baker stated that complaint number 19-01-15 had been dismissed by the Division of Professional Regulation.

New Business

New Complaints – none

Ratification of Issued Licenses

Mr. Nickel made a motion, seconded by Mr. Mandato, to approve the ratification of the issued licenses listed below. By unanimous vote, the motion carried.

Jeffrey Sauers	Certified Assessor
Todd Canterbury	Temporary Practice Permit
James Robert Black III	Temporary Practice Permit
Bruce Nell	Temporary Practice Permit
Jennifer Phillips	Temporary Practice Permit
Appraisals 2 U, LLC	Appraisal Management Company
Alexander & McCabe Financial LLC	Appraisal Management Company
Southwest Financial Services, Ltd	Appraisal Management Company
William T. Haney	Temporary Practice Permit
John Dexter Outlaw	Temporary Practice Permit

Review of Application for Examination

Corrine Bayline

Mr. Baker reviewed the application for examination of Corrine Bayline for Council. After review, Mr. Mandato made a motion, seconded by Mr. Nickel, to approve Corrine Bayline to sit for the examination and approve licensure contingent on the successful completion of the examination and successful review of work product samples for USPAP compliance. By unanimous vote, the motion carried.

Experience Log Assignment for Report Selection and Review

Eric Espada Jr.

Benjamin Bauer

The experience logs of Eric Espada Jr. and Benjamin Bauer were assigned for report selection in order to determine USPAP compliance.

Review of Report Selection (Work Product)

Patrick Lorenz

The review of Patrick Lorenz's work product for USPAP compliance was tabled so that adequate notes could be prepared for discussion.

Petition to Lift Probationary Status

Stephanie Laios

Ms. McAtee stated that she received correspondence from Ms. Laios requesting to reinstate her Delaware license. Included with the correspondence was Ms. Laios's Final Order Reinstating to Non-probationary Status from the State of Pennsylvania dated February 23, 2015. Ms. Laios stated in her written correspondence to the Delaware Council that she had complied with the State of Pennsylvania's requirements for reinstatement of her Pennsylvania license and that she had no other alleged violations against her.

Mr. Maloney reviewed for Council the Council's Final Order dated February 20, 2015 in the matter of case 19-09-13, Stephanie Laios. The Final Order under paragraph 2 stated the following: "that the suspension be immediately stayed and that a minimum two-year period of probation be imposed on her license beginning on the date of the Council's Final Order." Mr. Maloney stated that the Final Order was dated February 20, 2015.

Ms. Trietley stated that it was premature for Ms. Laios to request probationary status to be lifted because the final order stated that the probationary status would be a minimum two-year period. After review and discussion of the written request, documents submitted by Ms. Laios, and the Council's Final Order dated February 20, 2015, Mr. Nickel made a motion, seconded by Ms. Trietley, to deny the petition to lift probationary status of Stephanie Laios because paragraph 2 of the Final Order, which ordered a minimum two-year period of probation, had not been served in full. By unanimous vote, the motion carried.

2015 Fall Seminar Date and Topic Proposal

October 20, 2015, registration at 8:30 a.m. seminar 9:00 a.m. – 12:00 p.m.

Topic: "There Are No Comparable Sales!" – Speaker: Bill Beach

Same location: Polytech, invitations to go out with renewal information

Ms. McAtee stated that she had reserved the conference room at Polytech for October 20, 2015 for the Council's annual seminar. Ms. McAtee stated that Bill Beach would return as the speaker and would present on the topic of "*There Are No Comparable Sales.*" The Council agreed to meet at 1:00 p.m. on October 20, 2015 after the seminar. Ms. McAtee stated that the Council's public members could attend the seminar if they so desired but were not required to attend. The Council agreed with the time, date, speaker, and topic of the annual seminar. Ms. McAtee stated that she would move forward with the invitations for the seminar and that they would be mailed out with the licensee renewal information for the 2015 license renewal.

Review of AQB Continuing Education Requirements and Council Rule 2.5.8

Ms. McAtee stated that she discovered that Council Rule 2.5.8 which gave continuing education credit to licensees that attended a Council meeting that was at least one hour in length violated the Appraisal Qualification Board (AQB) criteria for continuing education. Ms. McAtee stated that on page seven of the AQB criteria, effective on January 1, 2015, section (F)(2) stated that, "credit towards the continuing education hour requirements for each appraiser classification may be granted only where the length of the educational offering is at least two hours."

Council Rule 2.5.8 currently stated:

Rule 2.5.8 Continuing education credit may be awarded for participation in field trips, conferences, and trade association meetings, excluding travel time, if those activities specifically relate to real estate appraisal education, but for no more than eight (8) hours per licensure period. Continuing education credit may be awarded for attendance at meetings of the Council on Real Estate Appraisers. The meeting for which credit is sought must have been a minimum of one hour in duration and is subject to a one hour per meeting maximum. Continuing education credit for attendance at Council meetings is subject to a three hour per biennial renewal period maximum.

Ms. McAtee stated that on page eight of the 2015 AQB criteria section (F)(15) directly applied to credit offered for Council meetings:

- F. 15. State appraiser regulatory agencies may award continuing education credit to credentialed appraisers who attend a state appraiser regulatory agency meeting, under the following conditions:
 - a. Credit may be awarded for a single state appraiser regulatory agency meeting per continuing education cycle. The meeting must be open to the public and must be a minimum of two (2) hours in length. The total credit cannot exceed seven (7) hours; and
 - b. The state appraiser regulatory agency must ensure that the credentialed appraiser attends the meeting for the required period of time.

In light of the discovery, Ms. McAtee requested Council to consider revising or striking the meeting credit section of Rule 2.5.8. Mr. Nickel suggested revising the meeting credit section of Rule 2.5.8 to reflect the language stated in (F)(15) of the 2015 AQB criteria. Council agreed to revise Rule 2.5.8.

Ms. McAtee stated that the revised rule would be presented at the September 15, 2015 meeting for review. Ms. McAtee stated that in addition to that revision there would be others presented as well that dealt with licensure requirements. Ms. McAtee had been working with Mr. Maloney in order to incorporate AQB language into the Council's Rules and Regulations. Currently the Council's Rules and Regulations referred to the AQB criteria for licensing but nothing was listed in the Council's Rules and Regulations. Mr. Maloney stated that it would be best to have this language stated directly in the Council's Rules and Regulations so the public would be clearly aware of the requirements. Mr. Maloney stated that it was a better practice to list requirements instead of referring to another publication or body of regulations.

Continuing Education Activities for Approval

Mr. Nickel made a motion, seconded by Ms. Stokes, to approve the continuing education listed below. By unanimous vote, the motion carried.

Beach Appraisal Seminars

7-Hour USPAP Update Course, 7 CE (classroom)
Residential Cost Approach, 7 CE (classroom)

Southern NJ Chapter of the Appraisal Institute

Overview of Philly Metro Area/Tri-State Real Estate Economy Strengths & Weaknesses,
2 CE (classroom)

Appraisal Institute

Online Appraising Convenience Stores, 7 CE (online)

Allied Business Schools

Creating Credible Appraisals, 7 CE (online)
Complex Residential Appraisal, 14 CE (online)
Case Studies in Complex Appraisal, 7 CE (online)
Financing for Appraisers, 14 CE (online)
Real Estate Appraiser Report Writing, 14 CE (online)
Real Estate Appraiser Report Writing, 15 QE (online)
7-hour USPAP Update Course, 7 CE (online)
15-hour National USPAP Course, 15 QE (online)
Residential Market Analysis Highest and Best Use, 15 QE (online)
Residential Appraiser Site Valuation and Cost Approach, 15 QE (online)
Residential Sales Comparison and Income Approaches, 30 QE (online)
Real Estate Appraisal Principles and Practices, 60 QE (online)

McKissock

Strange but True: Appraising Complex Residential Properties, 7 CE (classroom)
Managing Appraiser Liability, 6 CE (online)

Marshall & Swift (now part of CoreLogic)

Commercial Cost Approach Certification, 15 CE w/exam or 14 CE w/o exam (classroom)

Other Business before the Council (for discussion only)

None

Public Comment

None

Next Meeting

The next meeting is scheduled for September 15, 2015 at 9:30 a.m. in Conference Room A second floor, Cannon Building, 861 Silver Lake Boulevard, Dover, Delaware.

Adjournment

Mr. Mandato made a motion, seconded by Ms. Stokes, to adjourn the meeting. There being no further business before the Council, the meeting adjourned at 9:59 a.m. The motion carried unanimously.

Respectfully submitted,



Amanda McAtee
Administrative Specialist II

The notes of this meeting are not intended to be a verbatim record of the topics that were presented or discussed. They are for the use of the Council members and the public in supplementing their personal notes and recall for presentations